

June 20, 2011

The Randolph County Board of Commissioners met in regularly scheduled session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC to hear road naming and zoning requests. Commissioners Holmes, Frye, Haywood, Kemp and Lanier were present.

Action on Road Name Changes

Hal Johnson, County Planning Director, presented two road name change requests that were continued from the Commissioners' last meeting in order for Planning staff to meet with citizens to facilitate an agreement on acceptable road names. These name changes are needed to provide faster response and less confusion for emergency vehicles.

1. SR 2064—a new State road on the north side of Tuttle Road, just past the I-74 overpass, New Market Township. Mr. Johnson said that after having met with interested parties, he now recommends that the road be named, Nee-Nee Lane.
2. SR 2064—a new State road on the south side of Tuttle Road, just past the I-74 overpass, New Market Township. Mr. Johnson said that after having met with interested parties, he now recommends that the road be named, William Lee Place.

On motion of Frye, seconded by Lanier, the Board voted unanimously, as follows:

- *to name a new State road (SR 2064) on the north side of Tuttle Road just past the I-74 overpass, to Nee-Nee Lane;*
- *to name a new State road (SR 2064) on the south side of Tuttle Road just past the I-74 overpass, to William Lee Place.*

Rezoning Public Hearing; Action

Hal Johnson, Planning Director, presented five rezoning requests. Chairman Holmes opened the public hearing on each request and closed it before taking action on the requests.

1. **RICKY LOFLIN**, Sophia, North Carolina, is requesting that 146.10 acres located on the corner of Hoover Hill Road/Morning Side Lane, Tabernacle Township, be rezoned from RA to RBO-CD. Tax ID# 7714641711. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the operation of a motocross riding club as per site plan. Mr. Johnson provided the following background information on this request: The rezoning request was first considered by the Commissioners at a public hearing on May 16, 2011. The Planning Director was asked to meet with Mr. Loflin and representatives of Camp Keyauwee Girl Scout Camp to determine if there might be a workable solution and compromise that would allow conditions to the rezoning thereby making the request more compatible and acceptable to both groups. This meeting was held on May 24, 2011, with Planning Director Hal Johnson, property owner Ricky Loflin, motocross coordinator Chris Gosselin, and Steve Henderson, CFO/VP/Finance Officer, Girl Scouts P2P (Peaks to Piedmont) in attendance. Mr. Johnson said that this was an excellent meeting where all parties sought to find compromise and workable zoning special conditions that would be of benefit to both properties. Mr. Johnson presented a revised site plan and conditions that have been agreed to by property owner Ricky Loflin; these

conditions were also found acceptable to Mr. Henderson, who was representing the girl scout camp.

Steve Henderson spoke on behalf of the Peaks to Piedmont Girl Scouts, verifying that the new conditions were agreeable to the girl scout camp. He also thanked the Commissioners for their cooperation and support.

On motion of Haywood, seconded by Lanier, the Board voted unanimously to approve the request of Ricky Loflin, as determined consistent with the Planning Board's identified policies of the Growth Management Plan, as follows:

Policy 1.4. The continued growth of Randolph County's tourism industry will be encouraged.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adopt to the practical requirements often necessary for rural development.

Policy 4.3. Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against the impacts to adjoining rural land uses.

Policy 10.2. The County should recognize, protect and creatively assist in the promotion of developing heritage areas in order to stimulate orderly, sustainable economic growth and quality of life.

and with the conditions agreed upon by the girl scout camp officials and the applicant, as follows:

- 1. Hours and days of operation: Saturday, 10 a.m. to 7 p.m.; Sunday, 10 a.m. to 5 p.m.*
- 2. Entrance to the track shall be from the existing access road running parallel to Morning Side Lane, which connects to Hoover Hill Rd.*
- 3. Maximum number of track riders shall be restricted to 40.*
- 4. The primary use of the track shall be for training and practice. No organized racing events shall be allowed exceeding 40 track riders.*
- 5. Primitive camping for families involved with track activities shall be allowed, not more than two families at one time shall be permitted to establish primitive camping sites. A record shall be maintained by the track owner of the dates, names, and addresses of those persons utilizing the primitive camping option.*
- 6. No alcohol shall be permitted at track activities.*
- 7. The existing tributary creek connecting to Little Caraway Creek along the eastern property line with Camp Keyauwee shall be used as a natural buffer between properties and motocross track operations. A 50-ft. no cut, natural buffer shall be maintained along the banks of this tributary and existing lake.*
- 8. Appropriate "No Trespassing" signage shall be placed along the eastern border of the track property.*

9. *Rules of the track shall be prominently posted on-site. In addition, a statement that guests should be aware not to trespass on adjoining property shall be included with the posting and that violators will be reported to the Randolph County Sheriff's Department.*
10. *There shall be a track supervisor designated at all track related activities whose responsibility shall be to insure that operating conditions and other rules of the track are maintained.*
11. *If adjoining Camp Keyauwee provides the track property owner two week's notice of a large event being planned for the girl scouts during a weekend, the property owner will not open the track.*
12. *Adequate fencing over the existing trail that leads over the dam at the eastern property line shall be maintained.*

2. **SAMUEL DAVIS**, Asheboro, North Carolina, is requesting that 2.50 acres located at 2636 US Hwy 64W, Cedar Grove Township, be rezoned from HC-CU to HC-CD. Tax ID# 7741107859. Primary Growth Area. The proposed Conditional Zoning District would specifically allow a produce market and greenhouses as per site plan. (This would replace the existing Conditional Use Permit issued June 6, 2005 that would allow a mini-warehouse storage facility.) The Planning Board reviewed this request at a public meeting on May 17, 2011, and unanimously recommended that this request be approved. The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate; with the goal of increasing economic activity, job creation, and the provision of services to the rural community.

Policy 4.4 Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Samuel Davis, applicant, spoke in support of his request, saying that his original intent in 2005 was to put mini-warehouses on his property. Now he wants to have greenhouses and a mini produce market there in order to sell produce that he grows on his property.

On motion of Frye, seconded by Kemp, the Board voted unanimously to approve the request of Samuel Davis, as determined consistent with the Planning Board's adopted policies of the Growth Management Plan, as identified above.

3. **JOSEPH HACKETT**, Pleasant Garden, North Carolina, is requesting that 16.82 acres located on Hunting Lodge Road, Providence Township, be rezoned from RA to CVOE-CD. Tax ID# 7788752273. Polecat Creek Watershed. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of an 8-lot residential subdivision for site-built homes and conventional modular homes with a minimum house size of 1,300 sq. ft. Joyce Beidler - Property Owner. The Planning Board reviewed this request at public meeting on May 17, 2011, and unanimously recommended that this request be approved. The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4. Consider the costs as well as the benefits of growth management policies in order to preserve affordability for citizen's real estate and housing needs.

Jerry King, surveyor, spoke in support of the request on behalf of the applicant.

Lowell Suggs, 7326 Hunting Lodge Rd. Climax, NC, said that his property adjoins the subject property on the north side. He had questions about where the leach fields and septic tanks for the proposed subdivision would be located. Mr. King answered Mr. Suggs' questions.

Gilbert Suggs, 6622 Hunting Lodge Rd., Climax, NC, said that it is his understanding that new homes on the east side of Hunting Lodge Rd. would have to be built on a minimum of three acres as opposed to the other side of the road, where the required lot size is only one acre. He said that this did not seem fair.

On motion of Kemp, seconded by Frye, the Board voted unanimously to approve the request of Joseph Hackett as determined consistent with the recommended conditions of the Planning Board and the Planning Board's adopted policies of the Growth Management Plan, as identified above.

4. **ROBERT MORAN**, Asheboro, North Carolina, is requesting that 7.49 acres (out of 28.26 acres) located at 5159 NC Hwy 134, Union Township, be rezoned from RA to CVOE-CD. Tax ID# 7655191907. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 5-lot residential subdivision for site-built homes and conventional modular homes with a minimum house size of 1,200 sq. ft. Joseph Ralph & Mary Edwards - Property Owners. The Planning Board reviewed this request at public meeting on May 17, 2011, and unanimously recommended that this request be approved with item #17 being removed from the proposed restrictive covenants. The Planning Board found the following policies within the 2009 Growth Management Plan that supports\ determination of consistency with the adopted plan with this recommendation:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4. Consider the costs as well as the benefits of growth management policies in order to preserve affordability for citizen's real estate and housing needs.

Robert Moran, applicant, spoke in support of his request, saying that all driveways are a minimum of 100 feet apart and the soils scientist's evaluation came back good. Mr. Moran said that he hopes that the subdivision will improve the area.

On motion of Haywood, seconded by Kemp, the Board voted unanimously to approve the request of Robert Moran, as determined consistent with the recommended conditions of the Planning Board and the Planning Board's adopted policies of the Growth Management Plan, as identified above.

E. **STEVEN & LEE TATE**, Climax, North Carolina, are requesting that 2.5 acres (out of 41.10 acres) located at 3531 Jess Hackett Road, Providence Township, be rezoned from RA to RBO-CD. Rural Growth Area. Sandy Creek Watershed. Tax ID# 7795660943. The proposed Conditional Zoning District would specifically allow an agri-business event facility. The Planning Board reviewed this request at public meeting on May 17, 2011, and unanimously recommended that this request be approved. The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 1.4 *The continued growth of Randolph County's tourism industry will be encouraged.*

Policy 4.1 *Provide for sites in Randolph County jurisdiction where rural commercial activity can locate; with the goal of increasing economic activity, job creation, and the provision of services to the rural community.*

Policy 10.2 *The County should recognize, protect and creatively assist in the promotion of developing heritage areas in order to stimulate orderly, sustainable economic growth and quality of life.*

Steven Tate, owner/operator of Goat Lady Dairy, spoke in support of the request, saying that this rezoning will allow his business to expand.

On motion of Frye, seconded by Lanier, the Board voted unanimously to approve the request of Steven and Lee Tate as determined consistent with the recommended conditions of the Planning Board and the Planning Board's adopted policies of the Growth Management Plan, as identified above.

At 6:41 p.m., on motion of Kemp, seconded by Lanier, the Board voted unanimously to adjourn.

J. Harold Holmes, Chairman

Darrell L. Frye

Phil Kemp

Stan Haywood

Arnold Lanier

Cheryl A. Ivey, Clerk to the Board